



Hill Street, Stapenhill, Burton-on-Trent



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£250,000



Key Features

- Victorian Semi Detached Home
- Three Double Bedrooms
- Large Internal Accommodation
- Private Driveway & Detached Single Garage
- Pleasant Landscaped Rear Garden
- Upvc Sash Windows
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this attractive Victorian traditional semi detached home which occupies a convenient and well regarded location. The property benefits from externally insulated cladding and feature Upvc double glazed sash windows. In brief the accommodation comprises: - large entrance hall, spacious lounge diner, great sized breakfast kitchen and on the first floor a landing leads to three double bedrooms and large family bathroom. Externally there is a tarmac driveway providing ample parking, detached garage, a well landscaped fully enclosed rear garden and a number of outbuildings. Viewings highly recommended.

Accommodation In Detail

frosted Upvc double glazed door leading to:

Entrance Hall

having staircase rising to first floor, understairs storage housing consumer unit for electrics and providing great storage, staircase rising to first floor, carpet to floor and one central heating radiator.

Breakfast Kitchen 5.29m x 2.74m (17'5" x 9'0")

having range of base and wall mounted units, granite effect square edged laminate work surface, stainless steel sink and drainer with chrome mixer tap, space for cooker, space for American style fridge/freezer, space for dishwasher, space for washing machine and tumble dryer, overhead extractor, tiled splashback, tiling to floor, one central heating radiator, Upvc double glazed windows to side and rear elevations and Upvc double glazed patio doors to rear.

Lounge Diner 7.56m x 3.79m (24'10" x 12'5")

having gas fire with marble hearth and wooden surround, carpet to floor, two central heating radiators, two Upvc double glazed sash windows to front elevation and feature Upvc sash bay window to front.

On The First Floor

Large Landing

having access to loft space via drop down ladder (the loft is partially boarded), carpet to floor, one central heating radiator and Upvc double glazed sash window to side elevation. Space for desk or bookshelves.

Master Bedroom 3.96m x 3.81m (13'0" x 12'6")

having carpet to floor, one central heating radiator and Upvc double glazed sash bay window to front elevation.

Bedroom Two 3.48m x 3.81m (11'5" x 12'6")

having built-in wardrobe, carpet to floor, one central heating radiator and two Upvc double glazed sash windows to front elevation.

Bedroom Three 3.04m x 2.74m (10'0" x 9'0")

having carpet to floor, one central heating radiator and Upvc double glazed sash window to rear elevation.

Family Bathroom 2.18m x 2.74m (7'2" x 9'0")

having low level wc, pedestal wash basin with chrome taps, walk-in shower cubicle with electric shower, bath with chrome fittings, built-in storage cupboard housing gas fired Worcester Bosch combination boiler, carpet tiles to floor, one central heating radiator and frosted Upvc double glazed sash window to rear elevation.



Outside

To the rear is a fully enclosed cottage style garden with an engineered blue brick paved patio area ideal for entertaining, great sized lawned area, immaculately kept planted borders with mature trees, hedges and flowers. To the side and front of the property is a tarmac driveway providing parking for several vehicles and leading to the garage, there is a raised fore garden with mature planted beds and a retaining brick wall.

Garden Store 0.81m x 0.93m (2'8" x 3'1")

Outhouse 0.93m x 1.7m (3'1" x 5'7")

having low level wc.

Workshop 1.96m x 2.42m (6'5" x 7'11")

having single glazed sash window to rear elevation and wooden door.

Attached Garage 2.96m x 5.42m (9'8" x 17'10")

having wooden entrance door, single paned window to rear elevation and up and over garage door.



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

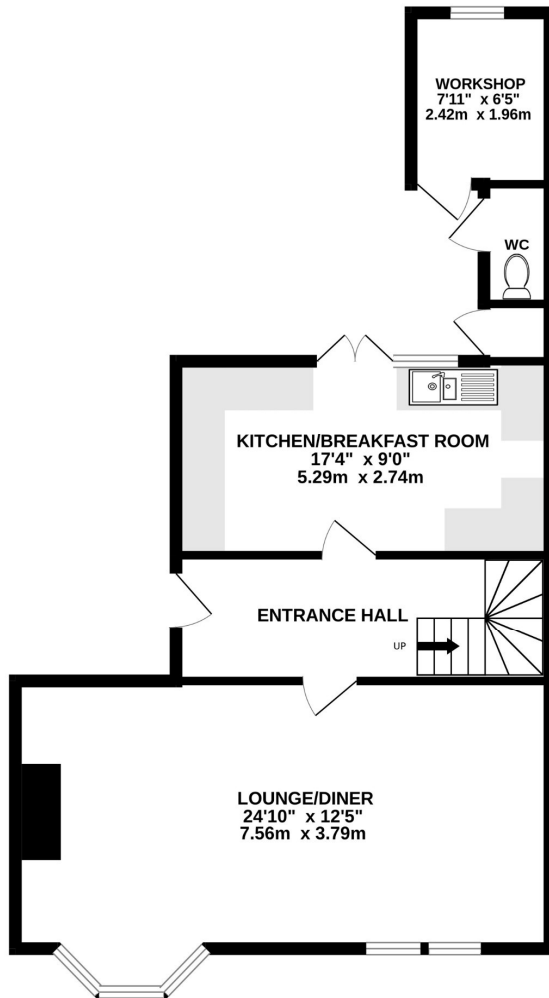
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

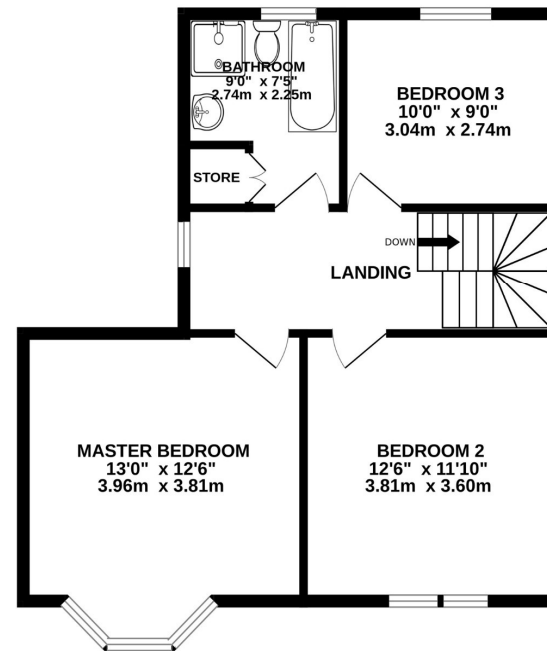
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

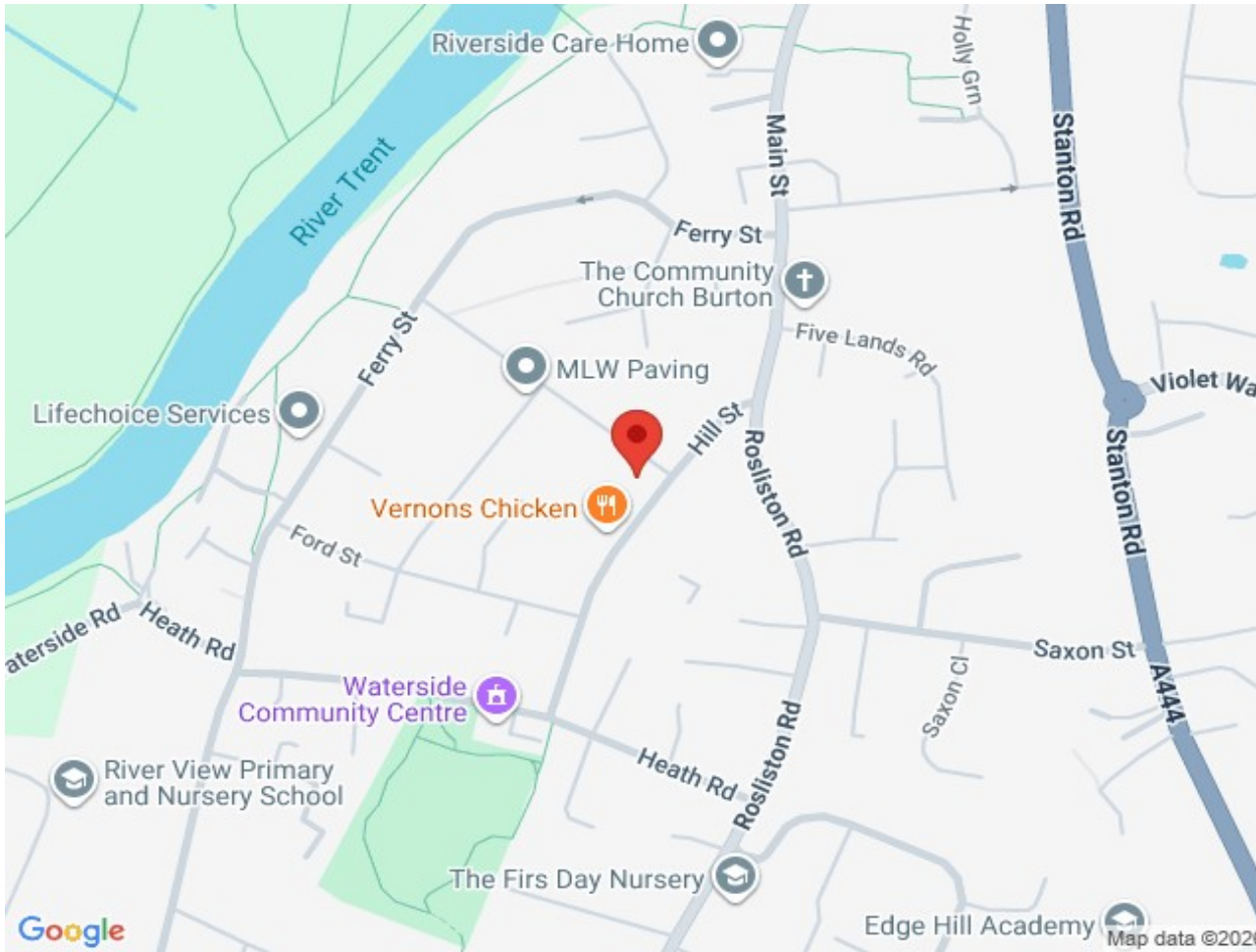


1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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